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www.dublin.ca.gov

March 20, 2013

Housing Policy Department
Received on:

MAR 22 2013

HCD - Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

**RE: Annual General Plan Progress Report on the Status of
the Dublin General Plan and Housing Element, Calendar
Year 2012**

To Whom It May Concern:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element for the reporting period January 1, 2012 – December 31, 2012. This report was presented to, and accepted by, the Dublin City Council on March 19, 2013.

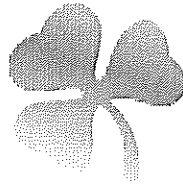
Should additional information be necessary to meet the requirements of the above code section, please do not hesitate to contact me at (925) 833-6613.

Best Regards,

Marnie R. Delgado

Marnie R. Delgado
Senior Planner
Community Development Department

Encl. Annual Progress Report on the Status of the Dublin General
Plan and Housing Element, Calendar Year 2012



**CITY OF
DUBLIN**

**Annual Progress Report
on the
Dublin General Plan and Housing Element**



**Reporting Period:
Calendar Year 2012**

INTRODUCTION

Government Code Section 65400(a)(2) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of the regional housing need and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing. The City of Dublin's Annual Report was presented to the City Council on **March 19, 2013**.

The purpose for the Annual Progress Report is to: assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, provide information regarding local agency progress in meeting its share of regional housing needs.

The Dublin General Plan was adopted on February 11, 1985, three years following the City's incorporation in 1982. The General Plan contains the seven State-required elements which are Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. The Dublin General Plan contains the following nine (9) Elements:

- ✿ Land Use Element
- ✿ Parks and Open Space Element
- ✿ Schools, Public Lands, and Utilities Element
- ✿ Circulation and Scenic Highways Element
- ✿ Housing Element
- ✿ Conservation Element
- ✿ Seismic Safety and Safety Element
- ✿ Noise Element
- ✿ Community Design & Sustainability Element

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated every 5 years or as otherwise stipulated by State Law. The Dublin Housing Element was last updated and certified by the State Department of Housing and Community Development on May 12, 2010 for the planning period of 2009-2014. Housing Elements are required to be updated again by October 2014 for the 2014-2022 planning period.

The City of Dublin continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the **Calendar Year 2012** reporting period. The information to follow is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

AMENDMENTS

The Land Use Element may be amended a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended 4 times during Calendar Year 2012 as follows:

- 1) **Brannigan Street:** A 3-acre parcel designated as Public/Semi-Public was changed to Medium Density Residential for the development of 19 single family homes.
- 2) **Silvera Ranch Phase 4:** A .95 acre parcel designated as Rural Residential/Agricultural was changed to Single Family Residential for the development of 4 single family homes.
- 3) **Jordan Ranch Phase 2:** A 10.7 acre parcel designated for a future elementary school was given an underlying Medium Density Residential land use designation for the development of 100 residential units; a 5.3 acre parcel designated for Medium-High Density Residential and a 2.0 acre parcel designated as Semi-Public was changed to Medium Density Residential for the development of 56 residential units and was given an underlying Public/Semi-Public land use designation; a 6.6 acre parcel designated for Mixed Use was changed to Medium-High Density Residential for the development of 109 residential units; and, a 4.6 acre parcel designated as Open Space was changed to Mixed Use for the development of 115 multi-family units and 5,000 square feet of non-residential uses.
- 4) **Moller Ranch:** A 226.3 acre parcel designated for Medium Density Residential (48.9 acres), Rural Residential/Agricultural (143.7 acres), and Open Space/Stream Corridor (32.6 acres) was changed to Single Family Residential (79.6 acres), Rural Residential/Agricultural (136.8 acres), Open Space/Stream Corridor (7.6 acres) and Semi-Public (1.2 acres). The project also includes 1.1 acres designated for Neighborhood Park.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE LAND USE ELEMENT

Residential Land Use

During the Calendar Year 2012, the following residential projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for residential land use:

- **Fallon Village:** The Fallon Village project includes the future development of up to 3,108 residential units at various densities; up to 2.5 million square feet of commercial, office, light industrial and mixed use development; two elementary school sites; parks; utility extensions; and, open space. The project area includes 1,134 acres of land within the Eastern Dublin Specific Plan Area and consists of various parcels with 11 different ownership interests.

- ✿ Positano: A Vesting Tentative Map (Braddock & Logan) was approved in 2005 to subdivide 488 acres into 1,043 low density single family residential units within a portion of Fallon Village now known as Positano. A Site Development Review for the first 247 lots (Salerno and Cantara neighborhoods) was approved in 2007 and construction of the homes is complete. Seven additional neighborhoods have been approved in Positano: Cortona, Livorno, Biella, Calabria, Cortona II, Calarosa, and Calarosa II.
 - ✿ *Cortona*: D.R. Horton received Site Development Review approval from the Planning Commission on August 4, 2010. The project consists of 68 single family detached homes. Construction was completed in 2012.
 - ✿ *Livorno*: K. Hovnanian Homes received Site Development Review approval from the Planning Commission on September 14, 2012. The project consists of 69 single family detached homes. Construction was completed in 2012.
 - ✿ *Biella*: Braddock and Logan received Site Development Review approval from the Planning Commission on October 12, 2010 for 101 single family detached homes. Construction was completed in 2012.
 - ✿ *Calabria*: K. Hovnanian Homes received Site Development Review approval by the Planning Commission on October 11, 2011 for 88 single family homes on 5,000 square foot lots. Construction is underway.
 - ✿ *Cortona II*: D.R. Horton received Site Development Review approval by the Planning Commission on October 11, 2011 for 70 single family homes on 6,000 square foot lots. Construction is underway.
 - ✿ *Calarosa*: Braddock and Logan received Site Development Review approval by the Planning Commission on November 8, 2011 to develop 71 single family detached homes on 4,000 square foot lots. Construction is underway.
 - ✿ *Calarosa II*: Braddock and Logan (Neighborhood D-4) received Site Development Review approval by the Planning Commission on December 11, 2012 for 98 single family detached homes on 4,000 square foot lots; the project has been sold to KB Home and is currently in plan check review.
- ✿ Jordan Ranch: Also a portion of Fallon Village, Jordan Ranch was approved by the City Council on June 22, 2010. The project will provide 781 residential units and up to 12,500 square feet of retail commercial uses. Of the 781 units, 253 are single family detached; 111 are cluster homes; 94 are small lot alley homes; 218 are townhomes; and, 105 are mixed use units which include residential living space and retail commercial uses.
 - ✿ *Winwood*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 11, 2011 for 81 single family

homes on 5,200 square foot lots. The project is currently under construction.

- ✿ *Mariposa*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 11, 2011 for 85 single family homes on 4,000 square foot lots. The project is currently under construction.

- **Dublin Ranch Area F West and East ('Sorrento')**: The Dublin Ranch Area F West and East projects were originally approved for 1,112 medium density residential units with a variety of housing types within ten distinct neighborhoods. An amendment to Area F East has resulted in a total of 11 neighborhoods

- ✿ **Area F West**: The Dublin Ranch Area F West project (Neighborhoods 1-5) is nearing completion with the final two buildings in the Trevi neighborhood under construction by Toll Brothers, Inc. There are a total of 5 neighborhoods comprised of 418 single family attached units and 75 detached units. The project also includes a neighborhood square and private recreation complex both of which are constructed and available for use.

- ✿ **Milano (Neighborhood 1)**: 75 single family detached cluster units by Toll Brothers. Construction was completed in 2012.
- ✿ **Trevi (Neighborhood 2)**: 117 condominium units, both flats and townhome style around a motor court, by Toll Brothers. Construction is nearing completion.
- ✿ **Firenze (Neighborhood 3)**: 66 condominium units, both flats and multi-story townhouses, by Toll Brothers. Construction was completed in 2012.
- ✿ **Siena (Neighborhood 4)**: 64 condominium units, both flats and townhouse style, by Toll Brothers. Construction was completed in 2012.
- ✿ **Amalfi (Neighborhood 5)**: 96 condominium units in a multi-story podium structure by Toll Brothers. Construction was completed in 2012.

- ✿ **Area F East**: An amendment to the Dublin Ranch Area F East project was approved by the City Council on April 23, 2010. The original approval was for 694 residential units in five neighborhoods. On March 9, 2011 Regent Properties received approval for six neighborhoods comprised of 581 single family detached units with small yards. The project also includes a 5 acre neighborhood park, private recreation complex and 10 acre elementary school site. Neighborhoods 6-11, five of the six neighborhoods are currently under construction.

- ✿ **Piazza (Neighborhood 6)**: 102 single family detached condominiums by Standard Pacific. The project is currently under construction.
- ✿ **(Neighborhood 7)**: 95 single family detached condos. A Site Development Review is still required.
- ✿ **Arrivare North & South (Neighborhood 8)**: 138 single family detached condominiums by DR Horton. The project is currently under construction.
- ✿ **Ravello (Neighborhood 9)**: 68 single family attached townhouses by Shea Homes. The project is currently under construction.

- ✱ **La Solara (Neighborhood 10):** 112 single family detached homes by Taylor Morrison. The project is currently under construction.
 - ✱ **Castello (Neighborhood 11):** 66 single family detached homes by Standard Pacific. The project is currently under construction.
- **Schaefer Ranch:** The project includes 406 single-family detached residential units in five distinct neighborhoods. As part of the project, Dublin Boulevard was extended, new trails were constructed and a new East Bay Regional Park District staging area including a parking lot, trailer parking area, restroom, maintenance building and associated landscaping was constructed.
 - ✱ **The Summit @ Schaefer Ranch:** In 2012, 66 lots in Neighborhood C were sold by Discovery Builders to Standard Pacific. The project is known as The Summit at Schaefer Ranch and is currently under construction. The homes are being occupied upon completion.
 - ✱ **Schaefer Ranch South (Orchid @ Schaefer Ranch):** In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to replace 12 estate lots and a 5.69-acre commercial site in the original Schaefer Ranch project with up to 140 single-family detached homes. On June 12, 2012 Discovery Builders obtained a Site Development Review approval by the Planning Commission for the project now known as Orchid @ Schaefer Ranch; the project is currently under construction and has been sold by Discovery Builders to Toll Brothers.
- **Arroyo Vista/Emerald Vista:** In September 2009, the Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for a new mixed income project at Arroyo Vista. The project included demolishing 150 existing affordable housing units (which took place in 2011) and the construction of 378 new, market rate and affordable, housing units.
 - ✱ **KB Home:** KB Home obtained building permits in October 2011 to construct 198 units (128 for sale townhomes and 70 single family homes). The project is under construction with units being sold as they are completed. The project is expected to be complete by the end of 2013.
 - ✱ **Eden Housing:** Eden Housing obtained building permits in May 2011 to construct 180 units including the Wexford Way Family Apartments (130 affordable family apartment units) and the Carlow Court Senior Housing (50 affordable senior apartment units). The project is expected to be complete by the end of 2013.
- **Fallon Crossing:** In June 2006, the City Council adopted an Ordinance to pre-zone the Mission Peak/Fallon Crossing (Standard Pacific Homes) project. The project was annexed to the City in September 2006 and includes 106 single family residential units (8 duets and 98 single-family homes) on 67 acres of land. The project was approved by the City Council in December 2007. On November 8, 2011 the Planning Commission

approved a revised Site Development Review for the 98 single family homes. The project is currently under construction.

- **Moller Ranch/Casamira Valley:** On December 18, 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development rezone with a Stage 1 and Stage 2 Development Plan for the 226.3 acre Moller Ranch project. The project will provide 370 single family detached homes on 80 acres; 137 acres have been designated Rural Residential/Agricultural. The next step in the development process is for the Applicant to submit a Site Development Review application for the architecture of the homes.
- **Dublin Transit Center:** The Dublin Transit Center project includes up to 1,800 high-density residential units adjacent to the Dublin/Pleasanton BART Station. The following projects have been constructed and are currently occupied:
 - ✿ **Camellia Place** (EAH, Inc.): 112 affordable apartment units
 - ✿ **Avalon @ Dublin Station** (Avalon Bay Communities): 305 apartment units with 10% moderate income units
 - ✿ **Élan @ Dublin Station** (D.R. Horton): 257 condominium units with 10% moderate income units

The following projects have been approved but are not yet under construction:

- ✿ **Metropolitan @ Dublin Station** (D.R. Horton): 300 townhome/condominium units
- ✿ **Esprit @ Dublin Station** (D.R. Horton): 105 townhome units. Both of these projects have been approved for Site E-1 at the Dublin Transit Center. Only one project may be built. It is unknown at this time which project the developer will elect to construct.

The following project at the Dublin Transit Center was approved in March 2011 and is currently under construction:

- ✿ **Avalon II @ Dublin Station** (Avalon Bay Communities): 505 apartment units with 10% moderate income units
- **Dublin Ranch West:** The Dublin Ranch West (commonly referred to as **Wallis**) project includes the development of a variety of housing types and residential densities including low, medium and medium-high on 189 acres of land. The project has been approved and will provide 935 housing units. Development will occur on approximately 80 acres of the site, with the remaining site area devoted to permanent open space. There are 6 individual residential neighborhoods; 3 for single-family detached living and 3 for condominium living. Additionally there will be a 7.9-acre City park and a private community green where the historic Antone School is proposed to be relocated and enhanced. Phase 1 construction of the vehicular and pedestrian bridges that cross

Tassajara Creek has been completed. In 2011, portions of the backbone infrastructure were constructed. The project is currently on-hold pending a buyer.

- **Tralelee Village:** The Tralelee Village project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project includes 130 apartment units which completed construction in 2012 and 35,000 square feet of ground floor commercial uses which continue to be actively marketed. Existing commercial uses include a financial institution, restaurants, and personal service uses. The project also includes 103 for-sale townhomes which were in a state of partial construction in 2012. On March 13, 2012 the Planning Commission approved a Site Development Review for the remaining 53 townhouse units which are now under construction and being actively sold by Shea Homes.
- **Dublin Ranch Area F North:** The Dublin Ranch Area F North project, which includes Neighborhood F-1 'Sonata' (Lennar Homes, previously owned by Standard Pacific Homes) and Neighborhood F-2 'Verona' (Pulte Homes) will contribute 119 medium density single-family homes and 121 low density single family homes, respectively. The Sonata project is currently under construction. The Verona project has completed construction and all units are occupied.

✿ In August 2011 an application was submitted for a General Plan Amendment, Specific Plan Amendment, Planned Development Zoning, Site Development Review, Vesting Tentative Tract Map and a Development Agreement to change the land use designation of a 3 acre site from Public/Semi-Public to Medium Density Residential for the development of 19 single family detached homes. The project was approved by the City Council in May 2012 and is currently under construction.

- **Silvera Ranch:** The Silvera Ranch project (formerly by Pinn Brothers Fine Homes) is under construction and includes 254 residential units on 105 acres of land. The four phase development contains a mix of housing types, including single-family estate-size units, smaller lot single-family cluster homes and multi-family condominiums.

✿ Phases 1 and 2 consisting of 108 single family cluster homes have been completed and are occupied.

✿ Phase 3 consisting of 102 multi-family condominiums is partially built and occupied; portions of Phase 3 remain unconstructed. In 2012, the project was being actively marketed to the development community by US Bank.

✿ Phase 4 (Belle Monte) consisting of 44 single family detached homes was approved by the Planning Commission on February 7, 2011; construction was completed by KB Home in 2012.

✿ In 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, and Planned Development rezone including a Stage 1 and 2 Development Plan to change the land use designation of a .95 acre site from Rural Residential/Agricultural to Low Density Residential for the construction

of 4 single family homes. The next step in the process is for the developer to obtain a Site Development Review.

- **Dublin Ranch Villages:** The Dublin Ranch Villages (Toll Brothers) project includes 1,396 condominiums and townhomes within four neighborhoods. Three of the neighborhoods are completely occupied; the fourth neighborhood is still under construction.
- **Essex:** The Essex project (formerly known as the Windstar project), which includes 309 residential units on approximately 3.66 acres in the Downtown Dublin Specific Plan area, was approved by the City Council in November 2007. Building permits were issued in August 2011 and the project is currently under construction. The project will be constructed in phases with the first residents expected to occupy the building in May 2013; the project is scheduled to be completed by the end of 2013. A 150-room hotel and 7,500 square foot restaurant were also conceptually approved in 2007 in conjunction with the project. Construction timelines for the hotel and restaurant are unknown at this time.
- **AMB/Prologis:** In 2004 a Planned Development Zoning District, Stage 1/2 Development Plan, Tentative Subdivision Map, and Site Development Review was adopted for the future development of a 308 unit residential project and adjacent 150,000 square foot office building on a parcel close to the West Dublin BART Station. Construction timelines for the residential and office is both unknown at this time.
- **Camp Parks Real Property Exchange:** As part of a General Plan Amendment study that was initiated in 2003, the City has been working closely with the Army regarding future development of 187 acres on the southern portion of the Camp Parks Reserve Forces Training Area. A Community Visioning Process was completed in 2004, which identified potential uses for the site. The Camp Parks Master Plan identifies the redevelopment of 187 acres for private commercial, residential and open space uses. In 2007, the City worked extensively with the Army on Industry Day, the first step in the Army's selection of a Master Developer. Industry Day was held in January 2008 and involved nearly 150 investors, contractors, developers and other interested parties. In October 2008, the Army announced the selection of SunCal Companies as the Master Developer. SunCal Companies is currently processing a General Plan Amendment application to permit up to 1,995 residential units, up to 200,000 square feet of commercial uses, and associated public facilities on 189 acres of future former military property. The CEQA analysis on the project is underway and a Draft Specific Plan is currently in development.
- **Dublin Ranch North:** In December 2009, the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Zoning, Tentative Map and associated environmental review to change the land use designation of the site from Low Density Residential and Rural Residential /Agricultural to Estate Residential and Open Space. A hearing was held before the Alameda County Local Agency Formation Commission (LAFCO) in March 2010 and the project site was annexed into the City of Dublin. A grading permit was issued for the project in July 2012. The next step in the

development process is for the Applicant to submit a Site Development Review application for the architecture of the four custom homes.

Commercial and Industrial Land Use

During the Calendar Year 2012 reporting period, the following commercial and industrial projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- **Fallon Gateway:** Fallon Gateway is a 34 acre commercial shopping center located at the southwest corner of Fallon Road and Dublin Boulevard within the Eastern Dublin Specific Plan Area. The project was approved in June 2009 and includes 379,000 square feet of retail commercial development. Subsequently in May 2010, the Community Development Director approved minor revisions to the Site Development Review permit. There are 5 major tenant stores and 13 smaller commercial buildings which are planned to be constructed in four phases. The first three phases of development include approximately 311,000 square feet, 4 major tenants and 6 smaller shop buildings. On-site amenities include outdoor seating areas, pedestrian paseos and unique paving, landscaping and lighting elements.
 - ✿ Phase 1 of the project has been completed. The center's anchor tenant, Target, opened in October 2011.
 - ✿ On September 27, 2011 the Planning Commission approved a Site Development Review for BJs Brew house, an 8,736 square foot restaurant and brew house. Construction is complete and BJ's is open for business.
 - ✿ In September 2012, a Site Development Review was approved by the Community Development Director for Dick's Sporting Goods, a 55,000 square foot sporting goods store. The project is currently under construction.
- **Dublin Buick/GMC:** In April 2012, the Planning Commission approved a Site Development Review for façade modifications to the Buick/GMC showroom building to enhance the appearance of the dealership.
- **Dublin Toyota:** In July 2012, the Planning Commission approved a Site Development Review for a 3,724 square foot expansion of the Dublin Toyota sales building and façade modifications to enhance the appearance of the dealership.
- **Dublin Kia:** In October 2011, the Planning Commission approved a Conditional Use Permit and Site Development Review for a new 13,720 square foot automobile dealership and service building with related site improvements such as parking and landscaping. Construction of the project was completed in December 2012.
- **Dublin Fiat:** The City is currently reviewing a Conditional Use Permit and Site Development Review for a new 13,130 square foot dealership building. The proposed Fiat dealership will be located on the same parcel as Dublin Kia.

- **Dublin Preschool:** In October 2012, the City Council approved a Conditional Use Permit and Site Development Review for the construction of a new 3,284 square foot day care center for up to 60 children within the Village Parkway District of the Downtown Dublin Specific Plan area. The project is currently in building plan check.
- **Amador Crossings:** In November 2012, the Planning Commission approved a Site Development Review for the construction of a 4,500 square foot commercial pad building within a portion of the Amador Crossings shopping center within the Retail District of the Downtown Dublin Specific Plan area. The project is currently in building plan check.
- **Fountainhead Montessori:** In December 2012, the Planning Commission approved a Conditional Use Permit to allow the expansion of Fountainhead Montessori School for the operation of a Day Care Center and Community Facility (Elementary School) with up to 381 children and a Site Development Review Permit for façade modifications to three existing office buildings and associated site improvements. The next step in the process is for the applicant to submit for building plan check review.

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was not amended during the reporting period for Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE PARKS AND OPEN SPACE ELEMENT

- **Emerald Glen Park Recreation and Aquatic Complex:** The City entered into a Consultant Services Agreement for the design of the Emerald Glen Park Recreation and Aquatic Complex, a 35,895 square foot facility including two swimming pools, a gymnasium, fitness center, game room/teen center, group exercise/dance studio, special events room, juice bar, locker rooms, and administrative offices. One of the swimming pools will be a leisure and instructional pool (6,675 square feet) and the other a 25-meter by 25-yard (6,150 square feet) deep water competition pool. The design of the project was placed on hold in 2009 due to insufficient funding. In 2012, design resumed on Phase 1 of the project which includes a 51,000 square foot recreation facility that will be constructed in three phases.
- **Western Extended Planning Area Open Space:** The City, working in partnership with the East Bay Regional Parks District, successfully negotiated land acquisitions in the Western Extended Planning Area for designed Open Spaces Areas. In 2012, the East Bay Regional Park District opened the 600-acre Dublin Hills Regional Park.
- **Schaefer Ranch Park:** The City completed the review of plans and specifications submitted by Discovery Builders for a 10.6 acre park within the Schaefer Ranch neighborhood located in the Western Extended Planning Area. Construction of the park began in 2012 and includes 6.3 acres of flat usable parkland.

- **Fallon Sports Park, Phase II Master Plan Update:** A Consulting Services Agreement to update the Fallon Sports Park Lower Terrace Master Plan and prepare for the next phase of construction was approved by the City Council in August 2011. In 2012, the Master Plan was updated to reflect community requests for changes to future phases.
- **Dublin Swim Center Modernization Study:** In 2011, the City Council awarded a Consulting Services Agreement to Dahlin Group Architecture to conduct a study and develop alternatives for modernizing the Dublin Swim Center. In 2012, the Modernization study was completed and the City began discussions with the Dublin Unified School District regarding a new joint-use aquatic complex at Dublin High School.
- **Dublin Library Building Program Update:** In November 2011, the City Council entered into a Consulting Services Agreement to update the building program for the ultimate build-out of the expansion spaces in the Dublin Public Library. The Program Study was completed in 2012 and the Capital Improvement Program was updated accordingly.
- **Positano Hills Neighborhood Park:** Construction of Positano Hills Park was completed, which is a 4.6-acre neighborhood park in the Positano development in the Eastern Dublin Specific Plan area.
- **Park Lighting Replacement Project:** In 2011, the City received an Energy Efficient and Conservation Block Grant for light replacement at Dolan, Kolb and Shannon Parks. In 2012, work was completed on the retrofitting of the park lights to energy efficient LED lights.
- **Passatempo Park, Sorrento East:** The land for Passatempo Park was acquired by the City through dedication. The design was completed for the neighborhood park, which will include 5.1-acres in the Sorrento East development in the Eastern Extended Planning Area.
- **Shannon Park Water Play Area:** In 2012, the design commenced for the Shannon Park Water Play Area renovation project.
- **Primary Planning Area Parks:** The Central Irrigation System was expanded to older parks in the Primary Planning Area, which will reduce water consumption. The irrigation at three neighborhood parks: Kolb, Stagecoach, and Alamo Creek, was also converted to recycled water.
- **Parks and Recreation Master Plan:** An update was initiated in 2012 for the Parks and Recreation Master Plan. The update is scheduled to be completed during fiscal year 2013-2014.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

AMENDMENTS

The Schools, Public Lands, and Utilities Element was not amended during the reporting period for Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Schools

- In 2012, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Dublin Unified School District's projected demand for future school uses. As part of the Fallon Village project (as described in the Land Use section above) two elementary school sites have been reserved for future development by the Dublin Unified School District.
- In 2012, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Public Lands

- **Alameda County Courthouse:** In November 2004, Alameda County received City approval to construct a 210,000 square-foot East County Hall of Justice (County Courthouse) complex on a 22-acre portion of the Santa Rita Property near the intersection of Gleason Drive and Hacienda Drive. In December 2009, Alameda County was granted an amendment to the original approval for a slightly smaller building (196,000 square feet). The East County Hall of Justice will house 13 courtrooms and associated governmental facilities. Construction dates are unknown at this time.
- **Camp Parks Reserve Forces Training Area:** The City continues to work with the Army and their selected master developer, SunCal Companies, on the development of approximately 187 acres of land at the southern end of Camp Parks. As part of the development of the property, improvements along Dougherty Road would be constructed.

Utilities

- In 2012, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

AMENDMENTS

The Circulation and Scenic Highways Element was not amended during the reporting period for Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE CIRCULATION AND SCENIC HIGHWAYS ELEMENT

- **Alamo Canal Trail:** The City worked jointly with East Bay Regional Park District, the City of Pleasanton, Caltrans and Zone 7 to complete the design of the Alamo Canal Trail

underneath I-580. The design is complete and funds have been acquired to construct the project. Construction began in April 2012 and was completed in October 2012. The trail connection is open for public use.

- **Right-of-Way Maintenance:** In 2012, the City continued to provide for the replacement of damaged curbs, gutters and sidewalks at various locations throughout the City as well as completing annual street overlay and slurry seals projects.
- **Tassajara Road Widening:** The engineering design phase for the widening of Tassajara Road between I-580 and the Alameda-Contra Costa County limit line in the Eastern Dublin Specific Plan Area began in 2003 and continues with the review of future projects.
- **Traffic Impact Fees:** In 2012, the City continued to collect traffic impact fees for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the projects.
- **Dougherty Road Widening from Sierra Lane to Northern City Limit:** The City plans to widen Dougherty Road from Sierra Lane to the northern City/County limit line from four to six lanes including bicycle lanes, transit stops, a landscaped raised median, and a reconstructed pedestrian/bike path along the east side of the roadway. Preliminary engineering work has been completed and two community workshops have been conducted. Additionally, the project's environmental document has been released for review and comment and is scheduled to be presented to the City Council for approval in spring 2013.
- **Bikeways Master Plan Update and Pedestrian Plan:** The 2007 Bikeways Master Plan is being updated to achieve consistency with recently updated regional transportation plans and to conform with current design standards and state guidelines. Also being proposed is the development of a Pedestrian Plan which will include adoption of a pedestrian policy framework and implementation strategy with emphasis on the Downtown area. The two master plans will be combined together to form a multi-modal plan/policy document which is anticipated to be complete by summer/fall of 2013.

HOUSING ELEMENT

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on March 27, 2010 and are required to be used for the Annual Progress Report. The completed forms for Calendar Year 2012 are attached as Exhibit A to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during the reporting period of Calendar Year 2012.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE CONSERVATION ELEMENT

- **Dublin Village Historic Area Specific Plan:** The City continues to work on preserving Dublin's historic resources through the implementation of the Dublin Village Historic Area Specific Plan.
- The City continues to review each new development project that is proposed near a natural resource such as a stream corridor with the intent of protecting the resource. Conditions of approval include measures to ensure adequate setbacks, minimal impacts to water quality, passive recreational opportunities, and the maintenance of natural systems to the extent possible.
- The City continues to work with developers to ensure that open space corridors established in new neighborhoods are maintained and managed appropriately, and open space areas are contiguous with other such lands.

SEISMIC SAFETY AND SAFETY ELEMENT

AMENDMENTS

The Seismic Safety and Safety Element was not amended during the reporting period for Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SEISMIC SAFETY AND SAFETY ELEMENT

- All new construction and certain building renovations are reviewed for compliance with the California Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to implement the Wildfire Management Plan for all properties identified within a fire buffer zone.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.
- In May 2012, the City conducted a disaster exercise for the City's Emergency Operations Center personnel.

NOISE ELEMENT

AMENDMENTS

The Noise Element was not amended during the reporting period for Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE NOISE ELEMENT

- Due to the nature of the Guiding and Implementing Policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. In addition, a Noise Mitigation fee is charged to developers in the Eastern Dublin Specific Plan Area to assist in funding the construction of improvements to mitigate noise impacts.

COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

AMENDMENTS

The Community Design & Sustainability Element was amended once during the reporting period for Calendar Year 2012 to incorporate strategies on sustainable neighborhood design.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

- The Community Design & Sustainability Element was adopted in September 2008. The Community Design Element establishes principles, policies and implementation measures that are designed to enhance the livability of Dublin and encourage a high level of quality design while encouraging well designed sustainability measures. The purpose of the Element is to enhance the physical form of the community by establishing policies that will guide future development. The Community Design Element applies to developments throughout the City. The efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for conformance with this Element.

Annual Progress Report
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Dublin
 Reporting Period 1/1/2012-12/31/2012

Table A Annual Building Activity Report Summary - New Construction Very Low, Low, and Mixed Income Multi-Family Projects											
Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing w/out Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN, project name or address)	Unit Category	Tenure R=Rent O=Own	Affordability by Household Income				Total Units Per Project	Est. # of Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low Income	Low Income	Moderate Income	Above Moderate Income			See Instructions	See Instructions	
Emerald Vista KB Homes Tract 8070	SF/SU**	O	0	0	3	66	69			Inc.	n/a
Emerald Vista KB Homes Tract 8069	MF	O	0	0	11	93	104			Inc.	n/a
Avalon Bay @ Dublin Station (Site C-2)	MF	R	0	0	25	230	255				n/a
Cortona II (D-3)	SF/SU**	O/R	0	11	0	70	81			Inc.	***
Biella (C-3)	SF/SU**	O/R	0	12	0	51	63			Inc.	***
Calabria (D-2) Tract 8082	SF/SU**	O/R	0	2	0	35	37			Inc.	***
Chateau @ Fallon Crossings	DUETS	O	0	1	3	30	34			Inc.	n/a
Schaefer Ranch Discovery Builders	SF/SU**	O/R	0	4	0	37	41			Inc.	***
Tralce	MF	O	0	1	1	13	15			Inc.	n/a
(9) Total of Moderate and Above Moderate from Table A3					0	392	392				
(10) Total by Income Table A/A3			0	31	43	1,017	1,091				
(11) Total Extremely Low Income Units*											

*Note: These fields are voluntary.

**Note: SF/SU are Market Rate Single Family Dwellings with 2nd units attached to the home that may be rented to established income household categories (55-year regulatory agreements have been recorded).

***Note: The Above-Moderate Income housing includes a 2nd unit which is either a studio or 1 bedroom apartment. These may or may not be rented. The maximum rent for these units is \$904 for Very Low Income households and \$1,222 for Low Income households. Since the current market would not support the maximum rents, a determination could be made that the rents would be less than the maximum allowed; therefore, if the units are rented, they could be made available to person(s) that are very low or low income, i.e. seniors, students, housekeepers, nannies, etc.

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Sec. 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Sec. 65583.1(c)(1)

Activity Type	Affordability by Household Income				Description: The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1.
	Extremely Low Income*	Very Low Income	Low Income	Total Units	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(4) Total Units by Income	0	0	0	0	

*Note: This field is voluntary.

Table A3							
Annual building Activity Report Summary for Above Moderate Income Units (not including those reported on Table A)							
	1	2	3	4	5	6	7
	Single Family	2-4 Units	5+ Units	2nd Unit	Mobile Homes	Total Units	Number of Infill Units*
No. of Units Permitted for Moderate Income							
	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate Income							
Jordan Ranch Tract 8074	22	0	0	0	0	22	0
Jordan Ranch Tract 8024	44	0	0	0	0	44	0
Jordan Ranch Tract 8073	18	0	0	0	0	18	0
Sorrento - Piazza (N-6)	42	0	0	0	0	42	0
Arrivare (N-8S)	46	0	0	0	0	46	0
Arrivare (N-8N)	26	0	0	0	0	26	0
Salerno Forino II (B-1)	5	0	0	0	0	5	0
Calabria (D-2) Tract 8096	5	0	0	0	0	5	0
Calarosa (D-1)	68	0	0	0	0	68	0
Sorrento E, Castello (N-11)	21	0	0	0	0	21	0
Sorrento, Village 2, Trevi	13	0	0	0	0	13	0
Sorrento, La Solara (N-10)	39	0	0	0	0	39	0
Livorno (C-1)	11	0	0	0	0	11	0
Schaefer Ranch, Orchid	4	0	0	0	0	4	0
Belle Monte at Silvera Ranch	27	0	0	0	0	27	0
Positano Biello	1	0	0	0	0	1	0
TOTAL	392	0	0	0	0	392	0

*Note: This field is voluntary.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

*Enter Calendar Year starting with the first
year of the RHNA period.*

Income Level		RHNA by Income	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	Deed Restricted	1,092	0	1	0	21	167	0			189	903
	Non-deed Restricted		0	0	0	0	0	0			0	
Low	Deed Restricted	661	0	4	3	8	39	31			85	576
	Non-deed Restricted		0	0	0	0	0	0			0	
Moderate	Deed Restricted	653	0	1	0	0	0	43			44	609
	Non-deed Restricted		0	0	0	0	0	0			0	
Above Moderate	n/a	924	118	137	135	325	594	1,017			2,326	-1,402
Total RHNA issued by COG		3,330										
Total Units			118	143	138	354	800	1,091			2,644	
Remaining Need for RHNA Period												2,088

*Note: Units serving Extremely Low Income households should be included in the Very Low Income permitted unit totals.

Table C																																																																		
Program Implementation Status																																																																		
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.																																																																	
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																															
Program 1: Housing Rehabilitation Assistance	Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs.	2007-2014	The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. The Agency administered \$11,118 of Community Development Block Grant funds to Dublin residents. With CDBG funds, there were 2 minor home repair projects completed and 1 paint grant completed during Calendar Year 2012.																																																															
	Facilitate 25 minor home repairs, 10 paint grants, 10 major home improvements during the planning period.	2007-2014	<table border="1"> <thead> <tr> <th colspan="9">HOUSING REHABILITATION ASSISTANCE</th> </tr> <tr> <th></th> <th>Goal</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Minor Home Completed</td> <td>25</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td></td> </tr> <tr> <td>Paint Grant Completed</td> <td>10</td> <td>9</td> <td>0</td> <td>5</td> <td>1</td> <td>0</td> <td>1</td> <td></td> </tr> <tr> <td>Rehabilitation Completed</td> <td>10</td> <td>9</td> <td>0</td> <td>4</td> <td>1</td> <td>2</td> <td>0</td> <td></td> </tr> <tr> <td>Accessibility Grant Completed</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>2</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Total</td> <td>45</td> <td>8</td> <td>1</td> <td>9</td> <td>5</td> <td>3</td> <td>3</td> <td>29</td> </tr> </tbody> </table>	HOUSING REHABILITATION ASSISTANCE										Goal	2007	2008	2009	2010	2011	2012	Total	Minor Home Completed	25	2	1	1	1	1	2		Paint Grant Completed	10	9	0	5	1	0	1		Rehabilitation Completed	10	9	0	4	1	2	0		Accessibility Grant Completed	0	0	0	1	2	0	0		Total	45	8	1	9	5	3	3	29
HOUSING REHABILITATION ASSISTANCE																																																																		
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Rehabilitation Completed	10	9	0	4	1	2	0																																																											
Accessibility Grant Completed	0	0	0	1	2	0	0																																																											
Total	45	8	1	9	5	3	3	29																																																										
Program 2: Housing Choice Voucher Rental Assistance	Continue to support the assistance of 150 very low and extremely low income households each year throughout the planning period.	2007-2014	Emerald Vista, formally known as Arroyo Vista, has historically been supported by the Housing Choice Voucher Program. Emerald Vista has been redeveloped to include 378 units of which 194 will be affordable (180 rental units and 14 for-sale units). The redeveloped project will continue to be supported by the Housing Choice Voucher Program. In addition, the Housing Choice Voucher Program supports the following projects: Avalon @ Dublin Station; Camellia Place; Oak Groves @ Dublin Ranch; Park Sierra Apartments; Pine & Cedar Groves @ Dublin Ranch; and, Wicklow Square, a senior complex.																																																															
	Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.	2007-2014	The City of Dublin continues to refer interested households and homeowners to the Alameda County Housing Authority to be placed on a list for qualification. In addition, information on developments within the City that accept Section 8 vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory which is available on-line; hard copies of the Directory can also be obtained at the City's public counter.																																																															
Program 3: Code Enforcement	Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.	2007-2014	There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk & debris, overgrown/dead vegetation, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits.																																																															

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																								
	Conduct approximately 1,700 residential inspections during the planning period.	2007-2014	<p>The following residential inspections were conducted (these numbers are based on the number of new open code enforcement cases). It should be noted that there was a vacant Code Enforcement Officer position for 6 months of the reporting year):</p> <table><tr><th>Calendar Year</th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>2011</th><th>2012</th><th>Total</th></tr><tr><td>Planning Code Enforcement</td><td>383</td><td>611</td><td>520</td><td>448</td><td>376</td><td>399</td><td>2737</td></tr><tr><td>Building Code Enforcement</td><td>178</td><td>189</td><td>194</td><td>113</td><td>94</td><td>83</td><td>791</td></tr><tr><td>Total</td><td>561</td><td>800</td><td>654</td><td>561</td><td>470</td><td>482</td><td>3528</td></tr><tr><td colspan="7"></td><td>Objective Goal 1700</td></tr></table>	Calendar Year	2007	2008	2009	2010	2011	2012	Total	Planning Code Enforcement	383	611	520	448	376	399	2737	Building Code Enforcement	178	189	194	113	94	83	791	Total	561	800	654	561	470	482	3528								Objective Goal 1700
Calendar Year	2007	2008	2009	2010	2011	2012	Total																																				
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Total	561	800	654	561	470	482	3528																																				
							Objective Goal 1700																																				
	Perform annual review of City Ordinances.	Annual	<p>In 2008, the City reviewed the Dublin Municipal Code (DMC) and updated the following Ordinances:</p> <ul style="list-style-type: none">1) DMC 5.70 Weeds and Refuse (Ord. 29-08)2) DMC 5.72 Rodents and Fly Control (Ord. 30-08)3) DMC 5.64 Property Maintenance (Ord. 31-08)4) DMC 5.68 Graffiti (Ord. 32-08) <p>Also in 2008, the following new Ordinance was added to the Dublin Municipal Code to address residential foreclosures:</p> <ul style="list-style-type: none">1) DMC 5.66 Maintenance of Foreclosed Residential Properties (Ord. 44-08) <p>In 2009, the City updated the following Ordinance:</p> <ul style="list-style-type: none">1) DMC 5.64 State of Partial Construction (Ord. 02-09) <p>There were no updates to the Ordinance in Calendar Year 2010.</p> <p>In 2011, the City updated the following Ordinance:</p> <ul style="list-style-type: none">1) Chapter 5.56 Smoking Pollution Control (Ord. 10-11) <p>There were no updates in Calendar Year 2012.</p>																																								
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	<p>In 2005, a Condominium Conversion Ordinance was adopted by the City Council to preserve the existing rental housing stock. The City continues to monitor conversion activities annually. There were no condominium conversions during Calendar Years 2007, 2008, 2009, 2010, 2011 or 2012.</p>																																								

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																
Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2007-2014	<p>In November 2007, Windstar Communities was approved to construct 309 high density residential units located adjacent to the future West Dublin Bay Area Rapid Transit (BART) Station. The project was subsequently purchased by Essex and building permits were issued in August 2011. The project is currently under construction. Future phases of the project include the construction of a 150-room hotel and 7,500 square feet of retail commercial uses.</p> <p>In August 2008, a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial completed construction at the Dublin Transit Center. The project, Avalon @ Dublin Station, is an apartment community with 10% of the units set aside for moderate income households.</p> <p>In March 2011, Avalon Bay Communities was approved to construct 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction.</p> <p>The Tralee project is currently under construction with 233 multi-family residential units and 34,950 square feet of ground floor commercial.</p>																																																
Program 6: Affordable Housing Developers	Negotiate specific incentives package for each project.	2007-2014	During the planning period, the City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the Emerald Vista Project (formally known as Arroyo Vista). This public/private partnership has involved various agreements between the entities including vouchers, land and other incentives to facilitate the development of the project. In addition, the City expedited the processing of the entitlements to the greatest extent possible.																																																
	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2007-2014	The City is currently working with Eden Housing, KB Homes and the Dublin Housing Authority on the development of the Arroyo Vista mixed-income development project. The City provides application/technical assistance as needed by the developer in order to securing financing and other sources of funding to support the development of the project.																																																
	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units within the planning period (5 extremely low, 20 very low, 35 low and 40 moderate income units).	2007-2014	As noted above, the City has been working with Eden Housing, KB Homes and the Dublin Housing Authority on the Arroyo Vista Project. The project was approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 191 affordable units in various income categories.																																																
Program 7: Density Bonuses	Facilitate the construction of 50 affordable units during the planning period (10 very low, 20 low, and 20 moderate income units).	2007-2014	On April 20, 2007, the City of Dublin adopted a Density Bonus Ordinance which grants a density bonus and certain other concessions or incentives to a developer when the developer agrees to construct the requisite percentage of affordable housing units. The City of Dublin continues to encourage developers to provide affordable housing by awarding qualifying developments with additional market rate units. The City did not receive any requests for a density bonus during Calendar Years 2007, 2008, 2009, 2010, 2011 or 2012.																																																
Program 8: Inclusionary Zoning	Facilitate the construction of 1,000 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period. Specific construction targets include 300 very low, 200 low and 500 moderate income units.	2007-2014	During the planning period, the has City issued 318 permits for construction of affordable housing units. <table><tr><th>Calendar Year</th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>2011</th><th>2012</th><th>Remaining</th></tr><tr><td>Objective</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Very Low</td><td>300</td><td>0</td><td>1</td><td>0</td><td>21</td><td>167</td><td>0</td></tr><tr><td>Low</td><td>200</td><td>0</td><td>4</td><td>3</td><td>8</td><td>39</td><td>31</td></tr><tr><td>Moderate</td><td>500</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>43</td></tr><tr><td>Total</td><td>1,000</td><td>0</td><td>6</td><td>3</td><td>29</td><td>206</td><td>74</td></tr></table>	Calendar Year	2007	2008	2009	2010	2011	2012	Remaining	Objective								Very Low	300	0	1	0	21	167	0	Low	200	0	4	3	8	39	31	Moderate	500	0	1	0	0	0	43	Total	1,000	0	6	3	29	206	74
Calendar Year	2007	2008	2009	2010	2011	2012	Remaining																																												
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Total	1,000	0	6	3	29	206	74																																												

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																								
	Work with the stakeholders, review and consider modification of the Inclusionary Zoning Regulations to enhance feasibility as needed within two years of the adoption of the Housing Element.	3/2/2012	In December 2008, the City Council approved an amendment to the Inclusionary Zoning Ordinance to eliminate the requirement to construct owner-occupied very low income units. This modification was in response to feedback the City was receiving from the development community on the feasibility of constructing owner occupied very low income units. During Calendar Year 2009, the City was in the process of updating the Housing Element. The updated Housing Element was adopted on March 2, 2010. Within two years of adopting the updated Housing Element, the City will work with stakeholders to review and consider modifications to the Inclusionary Zoning Regulations to enhance the feasibility of the Regulations.																								
Program 9: Commercial Linkage Fee	Facilitate the construction of 50 affordable housing units within the planning period (10 very-low, 15 low and 25 moderate income units).	2007-2014	Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Housing In-Lieu Fund along with other in-lieu fees collected from developers for residential development. The following amounts have been collected during the planning period: <table><tr><th></th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>2011</th><th>2012</th><th>Total</th></tr><tr><td>Commercial Linkage Fees Collected</td><td>\$138,280</td><td>\$-</td><td>\$-</td><td>\$24,097</td><td>\$123,680</td><td>\$52,250</td><td>\$338,307</td></tr></table>		2007	2008	2009	2010	2011	2012	Total	Commercial Linkage Fees Collected	\$138,280	\$-	\$-	\$24,097	\$123,680	\$52,250	\$338,307								
	2007	2008	2009	2010	2011	2012	Total																				
Commercial Linkage Fees Collected	\$138,280	\$-	\$-	\$24,097	\$123,680	\$52,250	\$338,307																				
	Assist five moderate income households with first-time homebuyer loans.	2007-2014	<table><tr><th colspan="8">First Time Homebuyer Loans</th></tr><tr><th></th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>2011</th><th>2012</th><th>Total</th></tr><tr><td>Moderate Income Loans</td><td>11</td><td>5</td><td>2</td><td>1</td><td>6</td><td>8</td><td>33</td></tr></table>	First Time Homebuyer Loans									2007	2008	2009	2010	2011	2012	Total	Moderate Income Loans	11	5	2	1	6	8	33
First Time Homebuyer Loans																											
	2007	2008	2009	2010	2011	2012	Total																				
Moderate Income Loans	11	5	2	1	6	8	33																				
	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.	2007-2014	<p>The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) through a \$25,000 community grant. The TVHOC is designed to serve as a one-stop center for affordable homeownership in the Tri-Valley and offers foreclosure prevention services, rental assistance and pre- and post purchase counseling to clients. In addition to the grant amount, in 2012, the City of Dublin, awarded the TVHOC \$56,667 for on-going operating expenses and financial obligations and to assist with the delivery of services. Partnerships were formed with the cities of Dublin, Livermore and Pleasanton and the TVHOC to assist with future operations. Details are still in the negotiation stage.</p> <p>In addition, the City continues to support the Alameda County Homeless Management Information System through the Housing In-Lieu Fund. The Alameda County Homeless Management Information System (HMIS) is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection.</p>																								

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 10: Housing Type and Size Variations	Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.	2007-2014	<p>In January 2007, the Planning Commission approved the Wallis Ranch project, a 935 unit residential development. The project has 6 distinct neighborhoods of varying densities including low, medium and medium-high. Residential units include, single family detached with a granny flat option (Neighborhood 1); 5-unit detached cluster homes around a motor court (Neighborhood 2); row houses and condominiums (Neighborhood 3); multi-family stacked flats (Neighborhood 4); single family detached with alley garages and a granny flat option (Neighborhood 5); and, multi-family stacked flats and walk up townhomes (Neighborhood 6).</p> <p>In April 2007, the City Council approved the Sycamore Grove project, a 304 unit high density residential condominium project with 22 live/work units. The live/work units have been designed as 3-story townhomes; 278 units are condominium flats; and the remaining 4 units are also 3-story townhomes (but not live/work units).</p> <p>In September 2007, the Planning Commission approved Phase I of the Positano project, a 247 unit single family detached residential development in two distinct neighborhoods, Solerno and Cantara. Solerno provides 175 units and 4 different floor plans; Cantera provides 72 units and 5 different floor plans. Six additional neighborhoods have since been approved at Positano: Cortona (August 2010) for the development of 68 single family detached homes with 4 different floor plans; Livorno (September 2010) for the development of 69 single family detached homes with 3 different floor plans; Biella (October 2010) for the development of 101 single family detached homes with 4 different floor plans; Calabria (October 2011) for the development of 88 single family detached homes with 3 different floor plans; Cortona II (October 2011) for the development of 70 single family detached homes on 6,000 square foot lots with 5 different floor plans; and, Calarosa (November 2011) for the development of 71 single family detached homes on 4,000 square foot lots with 3 different floor plans. The Positano project will also provide 19 second units.</p>
			<p>In November 2007, the Planning Commission approved the Fallon Crossing project, a 106 unit single family residential development including 8 duets, and 3 private motor courts. The first neighborhood at Fallon Crossing, Chateau, will provide 98 homes with 3 different floor plans.</p> <p>In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to convert 12 estate residential lots to up to 104 single family detached homes.</p> <p>In September 2009, the City Council approved the Emerald Vista project (formerly Arroyo Vista) for the construction of 378 residential units. The project will include both detached and attached housing, market-rate and affordable for-sale units, and affordable senior rental and family rental housing.</p> <p>In June 2010, the City Council approved 781 residential units at Jordan Ranch: 235 single family detached units, 111 cluster homes, 94 small lot alley homes, 218 townhomes and 105 mixed use units. In December 2011, the Planning Commission approved the first two neighborhoods in Jordan Ranch: Winwood will provide 85 single family homes on 5,200 square foot lots with 3 different floor plans; Mariposa will provide 81 single family homes on approximately 4,000 square foot lots with 3 different floor plans.</p> <p>Phase 4 of Silvera Ranch will provide 44 single family homes with up to 4 floor plans.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																																						
Program 11: First-Time Homebuyer Programs	Assist 75 income-qualified first time homebuyers during the planning period. Strive to provide assistance to approximately 15 above moderate income, 50 moderate income, and 10 low income households.	2007-2014	<p>In Fiscal Year 2012-2013, \$400,000 was allocated by the City Council towards the First Time Homebuyer Loan Program (FTHLP). During the Calendar Year 2012, the City was successful in lending \$218,812 to 7 household through the FTHLP.</p> <table><tr><th colspan="10">First Time Homebuyer Programs</th></tr><tr><th></th><th>Objective</th><th>2007</th><th>2008</th><th>2009</th><th>2010</th><th>2011</th><th>2012</th><th>Total</th><th>Remaining</th></tr><tr><td>Very Low</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>2</td><td>-2</td></tr><tr><td>Low</td><td>10</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>9</td></tr><tr><td>Moderate</td><td>50</td><td>11</td><td>5</td><td>2</td><td>1</td><td>6</td><td>8</td><td>33</td><td>17</td></tr><tr><td>Market</td><td>15</td><td>2</td><td>2</td><td>1</td><td>0</td><td>1</td><td>0</td><td>6</td><td>9</td></tr><tr><td>Total</td><td>75</td><td>15</td><td>7</td><td>4</td><td>1</td><td>7</td><td>8</td><td>42</td><td>33</td></tr></table>	First Time Homebuyer Programs											Objective	2007	2008	2009	2010	2011	2012	Total	Remaining	Very Low	0	1	0	1	0	0	0	2	-2	Low	10	1	0	0	0	0	0	1	9	Moderate	50	11	5	2	1	6	8	33	17	Market	15	2	2	1	0	1	0	6	9	Total	75	15	7	4	1	7	8	42	33
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	Distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.	2007-2014	The City provides information on its website to First Time Homebuyers wishing to receive assistance with the purchase of their first home. The website is routinely updated to provide current information on various housing opportunities in Dublin and the region. Included on the website are the Inclusionary Ordinance Regulations and adopted Inclusionary Ordinance Guidelines to assist developers with the requirements related to the development of affordable housing units. In calendar year 2011, one particular development, The Terraces, excelled in their marketing of the City's First time Homebuyers Loan Program in which 5 of the 7 loans were to purchasers at the Terraces.																																																																						
Program 12: Second Dwelling Units	Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, library, senior center and other public locations.	2007-2014	In September 2009, the City updated its Second Unit brochure. The brochure explains the purpose and intent of a second unit as well as the permitting procedures and development standards. The brochure is made available to the public on the City's website and at the public counter. The City of Dublin also publishes a quarterly Housing Newsletter which is provided to the City Council, posted on the City's website and made available to the public at the Civic Center, library and senior center. Articles, including information about Second Dwelling units, are routinely included in the Newsletter.																																																																						
	Facilitate the construction of 15 second dwelling units within the planning period.	2007-2014	Positano's Fallon Village development introduced second dwelling units as an additional housing opportunity. A second dwelling unit (also commonly referred to as an "in-law or granny unit") is a self-contained residential dwelling located on the same lot as an existing primary residential dwelling. Within Positano, there are several neighborhoods that include second dwelling units which are outlined below. In addition, in 2012, Schaefer Ranch (Discovery Builders) incorporated 6 secondary dwelling units into their project. Also in 2012, the first permits were issued for Standard Pacific's first duet concept in the City of Dublin in their Chateau at Fallon Crossings project. The project contains 106 units of which 8 are three and four bedroom duets. The homes are located on corner lots and have separate entries and garages. There are five homes for moderate income families and three homes for low income families. Throughout the planning period, building permits have been issued for the following second dwelling units: Livorna C-1 = 8 Cortona C-2 = 6 Calabria - D-2 = 2 Schaefer Ranch = 4 Chateau = 4																																																																						

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 13: Homeless Assistance	Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter. Continue to participate in regional collaborations to address homelessness.	2007-2014	On November 1, 2009, the Tri-Valley Housing Resource Center (HRC) was launched to provide homeless prevention and rapid re-housing services. The HRC is a collaboration of staff members from Alameda County Housing & Community Development; staff members from the cities of Dublin, Livermore and Pleasanton; and staff from Tri-Valley community based organizations. Operations of the HRC are carried out as follows: •Overall administration of the program is provided by the City of Livermore's Horizons Program. •Homelessness prevention services (e.g., emergency shelter, case management, referral, etc.) are coordinated by ECHO Housing. •Rapid re-housing services are provided by Abode Services (formerly Tri-City Homeless Coalition). Funds for Dublin residents for this program were exhausted in 2010, therefore, no new Dublin residents received assistance during the 2011 or 2012 reporting periods; however, the City of Dublin continues to support the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Support Grant funds.
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2007-2014	In March 2011, the City participated in the Better Homes & Gardens Tri-Valley Realty's Housing Assistance Forum which highlighted various affordable housing programs throughout the Tri-Valley. In addition, in June 2011, the City, in conjunction with Tri-Valley Affordable Housing Committee, coordinated and hosted a Symposium – "Is the Real Estate Market Meeting the Needs for First Time Homebuyers?" – Real estate and mortgage professionals gathered to discuss this interesting topic.
Program 15: Residential Sites Inventory	Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the remaining RHNA of 1,730 units (879 very low, 519 low, and 332 moderate income units).	Annual	The City will annually evaluate land availability to meet its remaining RHNA. Table C-35 in Appendix C of the updated Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units.
	Propose modifications to be implemented as needed as part of the City's ongoing planning efforts or at the time development proposals are submitted to the City.	2007-2014	Table C-35 in Appendix C of the update Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units. The City will continue to monitor projects to ensure that development proposals are consistent with the updated Housing Element.
Program 16: Arroyo Vista Site	Strive to achieve 180 affordable housing units on the site, including 20 extremely low, 40 very low, 50 low and 70 moderate income units.	2007-2014	The Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for the Arroyo Vista project in September 2009. The project includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 194 affordable units in various income categories.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	Ensure compliance with all applicable relocation, displacement and replacement housing requirements.	2007-2014	The Dublin Housing Authority adopted a Relocation Plan for the relocation of Arroyo Vista tenants and relocations were complete in July of 2010. The Plan provided for relocation benefits that meet or exceed the requirements of applicable law. These included counseling and advisory services, help with packing for disabled and senior residents if requested, security deposits, credit check fees, comparable replacement housing in the form of a Section 8 voucher or, if ineligible, a replacement housing payment, and a 150-day notice to move (upon notice). The Relocation Plan demonstrates that there are adequate available housing resources for the displaced households and that the Dublin Housing Authority provided advisory assistance and relocation benefits necessary to ensure that all households are adequately housed in the event of displacement. The Relocation Plan also demonstrated that the impacts of displacement was mitigated by the provision of relocation benefits. As the new redeveloped project progressed, former tenants were sent notices to keep them abreast of the status of the project. Former tenants were given contact information regarding the purchase of a home or future rental opportunities. In 2012, the project was under construction.
Program 17: Dublin Transit Center	Facilitate the review, approval and/or construction of 900 housing units during the planning period.	2007-2014	In June 2008, construction was completed on the Élan @ Dublin Station project, a 257 unit condominium complex at the Dublin Transit Center. In September 2008, construction was completed on the Avalon @ Dublin Station project, a 305 unit apartment community at the Dublin Transit Center. In March 2011, Avalon Bay Communities was approved to construct 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction. To date, a total of 1,067 units have been constructed or are under construction at the Dublin Transit Center.
Program 18: Fee Deferment or Amortization	Assist 100 units through the deferment or amortization of fees, subject to funding availability (15 extremely low, 25 very low, 35 low and 25 moderate income units).	2007-2014	The City currently participates in the Statewide Community Infrastructure Program (SCIP). In 2010, the City expanded their participation to include multi-family and mixed use residential projects.
Program 19: Universal Design Ordinance	Produce a brochure on universal design, resources for design approaches and compliance with City requirements in 2009. Brochure and other related information will be posted at the City website and distributed at public counters.	2007-2014	The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007. The brochure was updated in September 2009 to include more current information on useful websites relating to Universal Design. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter. In 2010, there was an update to the Ordinance to meet the current building code. This update took effect January 1, 2011. In November 2012, the brochure was reviewed and minor updates were made.
Program 20: Reasonable Accommodation	Revise Zoning Ordinance to amend definition of "family" and to prepare a formal reasonable accommodation procedure within one year of the adoption of the Housing Element.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
Program 21: Emergency Shelters	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Emergency Shelters consistent with SB 2.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
Program 22: Transitional Housing	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	The City will facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 23: Supportive Housing	Revise the Zoning Ordinance to accommodate supportive housing consistent with SB 2 within one year of the adoption of the Housing Element.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	The City will facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.
Program 24: Single Room Occupancy Units	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Single Room Occupancy Units consistent with AB 2634.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.	2007-2014	The City will encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.
Program 25: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2007-2014	The City of Dublin website provides a link for fair housing issues which directs interested readers to the Eden Council for Hope and Opportunity (ECHO) Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." In addition, the City contributes Community Support Grant funding to ECHO housing.
	Distribute fair housing information to public locations throughout the City.	2007-2014	Fair housing information, in the form of brochures and pamphlets, has been made available at the City's public counter as well as links on the City's web site to appropriate agencies. In addition, the City hosts a booth at the City's annual St. Patrick's Day Festival where Eden Council for Hope and Opportunity (ECHO) Housing distributes information to the public about the services they offer including tenant/landlord mediation.
	Post information on the City website.	2007-2014	Fair housing information is made available to the public on the City's website. Through Alameda County, the City contracts with ECHO Housing to mediate fair housing issues for Dublin residents.
	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2007-2014	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website for information or are mailed information via the United States Postal Service. Throughout the year, Housing Staff meets with developers, real estate agents and landlords to discuss the City's housing programs, which may include information on the 211 County-wide social services hotline and ECHO Housing's services. In addition, during the annual rental monitoring site visits to properties with below market rate units, information is distributed to the property managers.
	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2007-2014	In 2011, with the cities of Livermore and Pleasanton, the City of Dublin participated in the Human Services Needs Assessment Study, which identifies social service gaps in the Tri-Valley including housing issues. Dublin provided a representative on the consultant selection committee for the Study as well as participated in the community focus groups and gathering of information for the Study. In addition, information was provided to the consultants regarding the City of Dublin housing accomplishments in order to complete the Study. Several community events were held and a copy of the draft Study was placed on the City's website to solicit comments from service organizations, service consumers and the public at large in order to incorporate public feedback in the Study. The final draft was completed in January 2012 and the document has been posted on the City's website.
Program 26: Green Building Guidelines	Develop green building guidelines or ordinance within one year of certification of the Housing Element.	5/12/2011	The City of Dublin adopted a Green Building Ordinance in April 2009. The Ordinance applies to all residential projects over 20 units. In November 2010, the City adopted a new Green Building Code. The Ordinance went into effect January 1, 2012.
	Create brochures to describe the program requirements and methods of compliance within six months of the adoption of the guidelines/ordinance.	11/12/2012	A brochure was developed in April 2009 at the time the Green Building Ordinance was adopted. The brochure was revised in September 2009 to include various examples of Green Building.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 27: Energy Conservation	Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	2007-2014	<p>The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance which was adopted in January 2008. The Ordinance requires the diversion of at least 50% of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. Informational brochures and pamphlets are available on the City's website and at the public counter.</p> <p>The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin.</p> <p>The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization.</p>